



CITY OF
HAYWARD
HEART OF THE BAY

Catalyst Sites in the Economic Development Strategic Plan Located within the Former Auto Row Area

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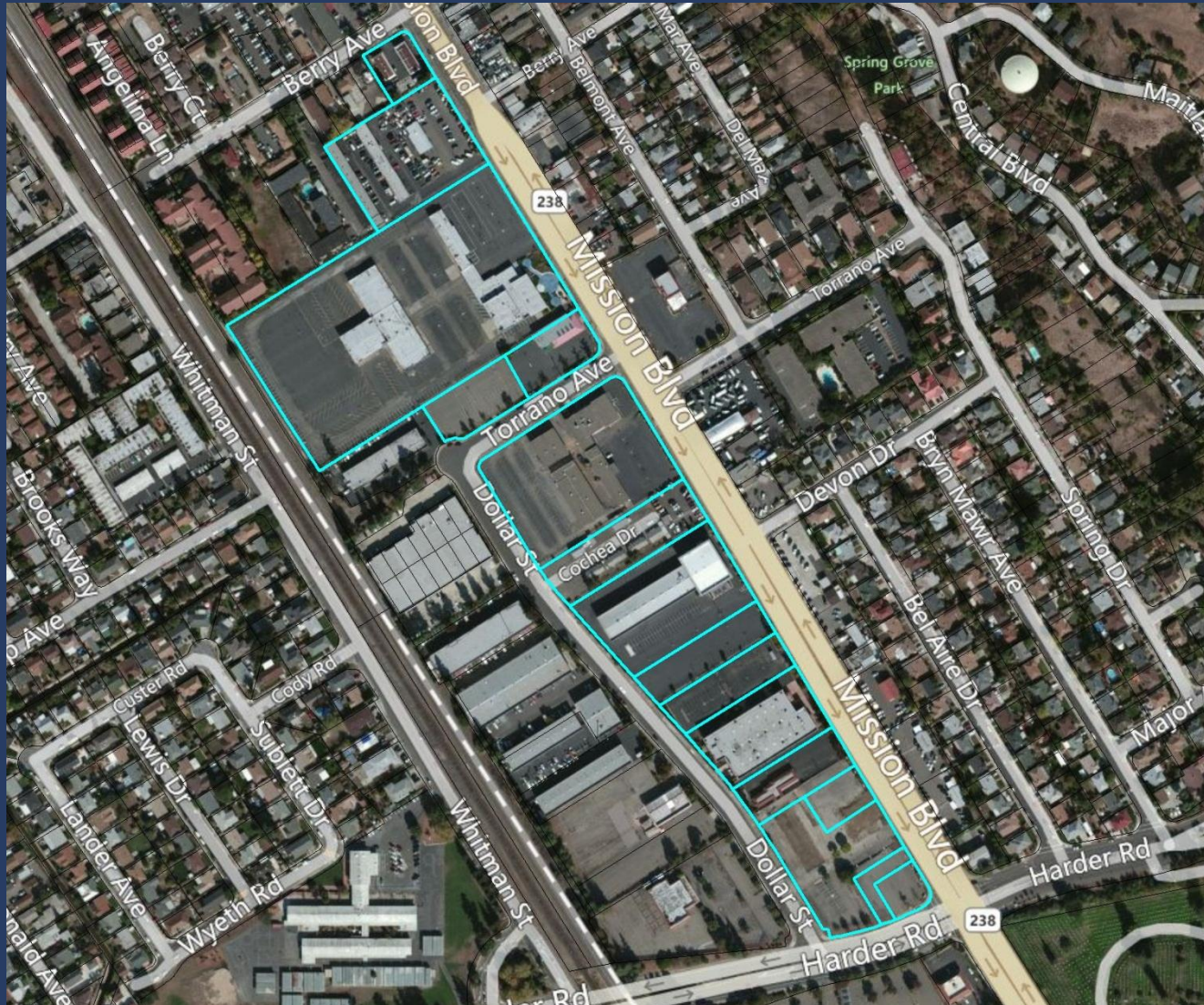
Catalyst Sites in the Mission Boulevard Corridor Specific Plan area

Carlos Bee Site

Former Auto Row



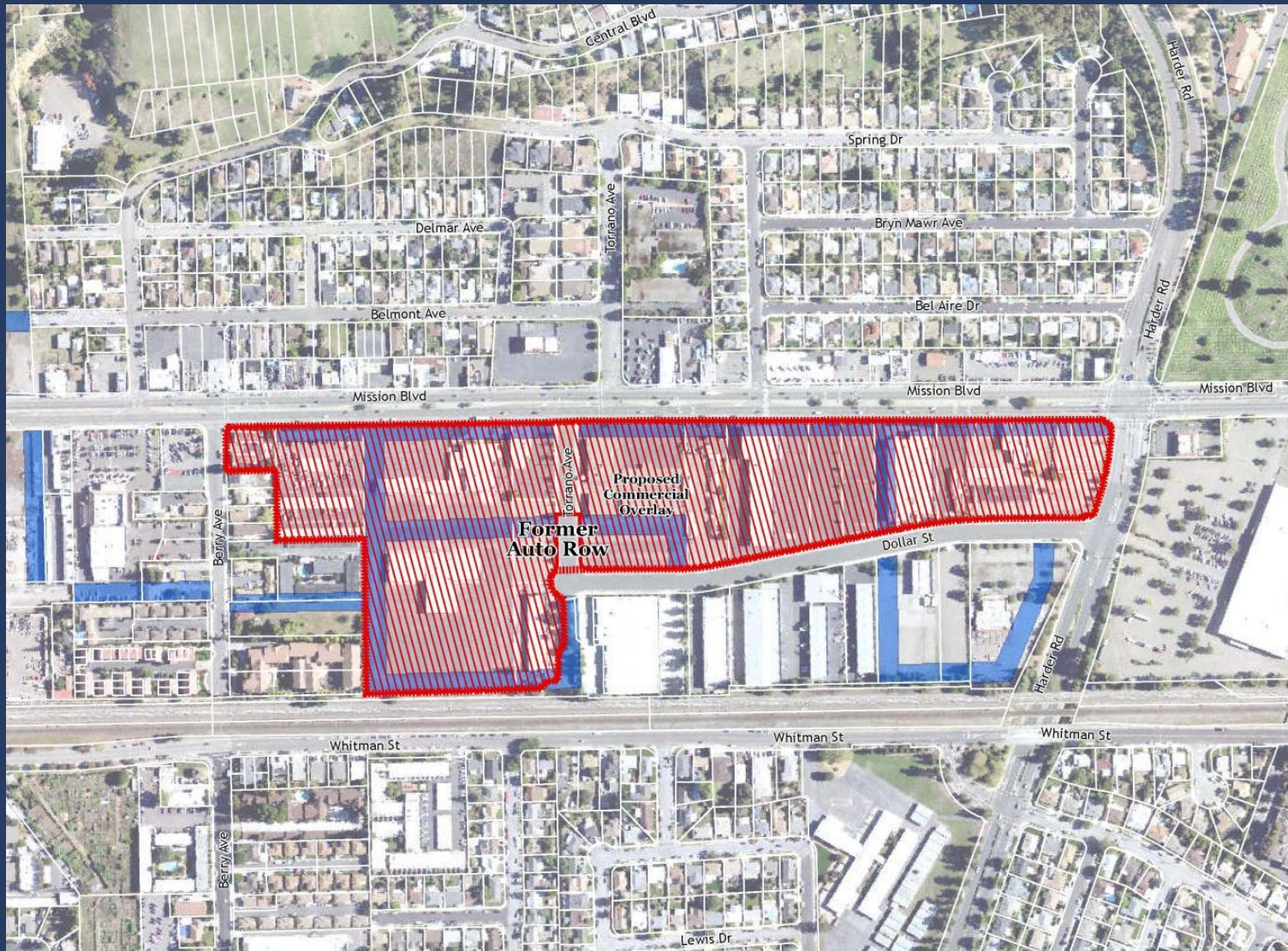
Former Auto Row



Former Ford Site



Option 3: Require all portions of all the properties to be developed with a commercial land use on the ground floor



Catalyst Sites

Catalyst Site	Acres
Mervyns	11.5
Bank/Green Shutter	0.7
Auto Row	22.9
Carlos Bee	12.6
Kmart	11.0
Airport	9.6
Kaiser	7.6
Southland Mall	129.3
Roller Rink (Valle Vista)	5.0
S. H. BART Hwy 238 Site	14.8
Holiday Bowl	4.9
Total	230



Retail Leakage

Retail Group	New Stores Supportable by Existing Leakage	Acres per store ₁	Total acres needed
Apparel Store Group	2.4	1	2.4
Specialty Retail Group	21.4	0.5	10.7
Food, Eating and Drinking Group	6.5		
Grocery Stores	2.4	4	9.6
Eating Places	4.1	1.5	6.1
Building Materials and Homefurnishings	8.8	4	35.2
Total Acres Needed			64

All Catalyst Sites = 230 acres

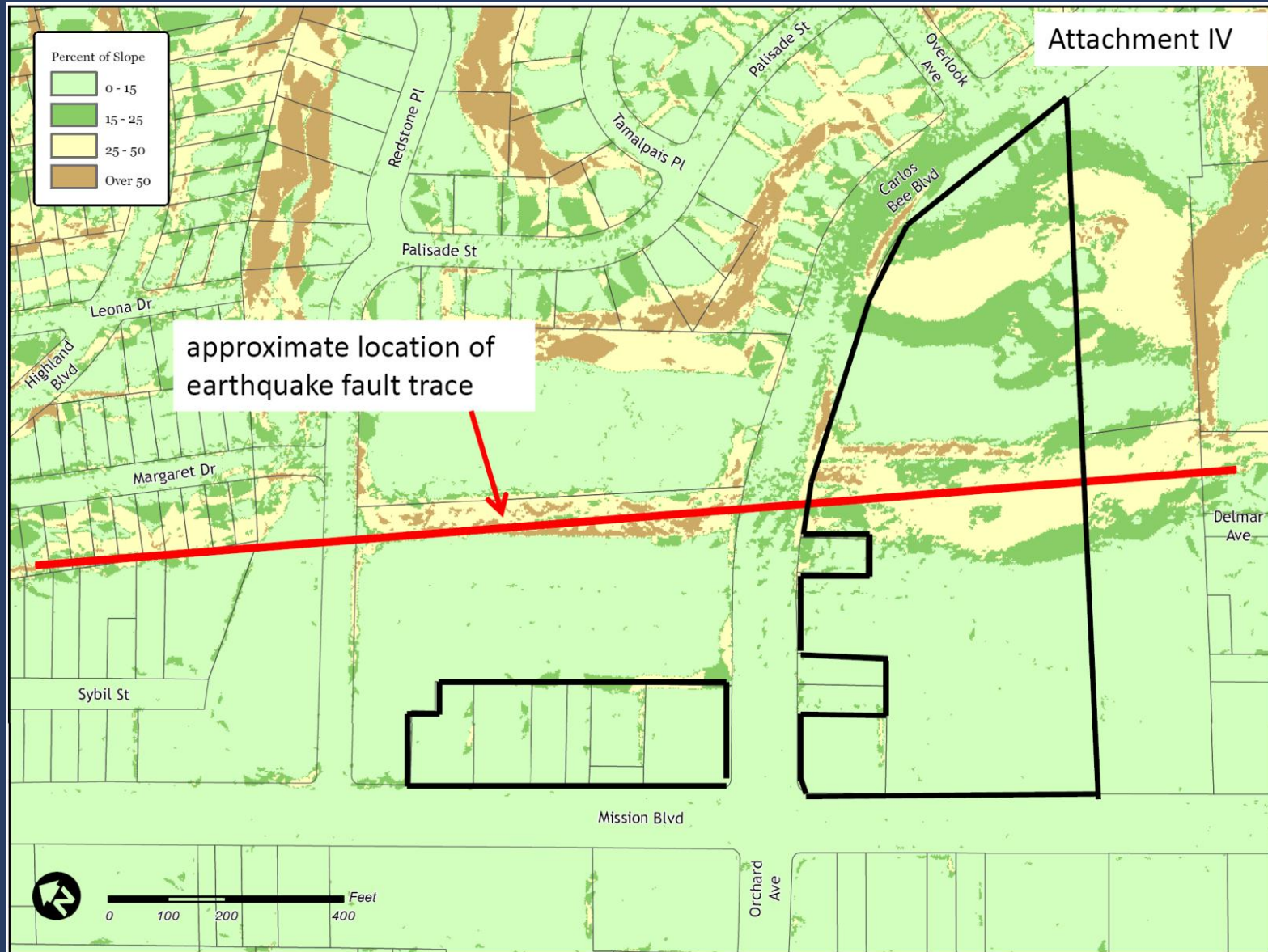
1 – Staff's estimate based on existing Hayward establishments.



Carlos Bee & Mission



Carlos Bee & Mission



Changes to Table 9

TABLE 9. SPECIFIC FUNCTION USE

FORM-BASED CODE

Mission Boulevard Corridor

TABLE 9: Allowed Functions. This table allocates Functions and permit requirements to Zones within the Code area. See Definitions for descriptions of functions/uses and for special requirements.

a. RESIDENTIAL	T3	T4-1	T4-2	T5	CS
Multiple Family	CU	P ₁	P ₁	P	-
Second Dwelling Unit	P	P ₁	P ₁	P	-
Single Family	P	-	-	-	-
Live/Work	-	P ₁	P ₁	P	-
Small Group Transitional Housing	P	P ₁	P ₁	P	-
Large Group Transitional Housing	-	CU ₁	CU ₁	CU	-
Small Group Supportive Housing	P	P ₁	P ₁	P	-
Large Group Supportive Housing	-	CU ₁	CU ₁	CU	-
Emergency Homeless Shelter	-	P ₁	P ₁	P	-
Single Room Occupancy (SRO)	-	-	-	CU	-
b. LODGING					
Bed & Breakfast	CU	AU	AU	AU	-
Hotel	-	CU	CU	CU	-
c. OFFICE					
Office	CU	P	P	P	-
d. RETAIL					
Alcohol Sales	-	CU	CU	CU	-
Artisan/Craft Production	-	P	P	P	-
Appliance Repair Shop	-	P	P	P	-
Check Cashing & Loans	-	-	-	-	-
Dance/Nightclub	-	-	-	-	-
Equipment Rentals	-	AU	AU	AU	-
Home Occupation	P	P	P	P	-
Indoor Recreation	-	AU	AU	AU	CU
Kennel	-	AU	AU	AU	-
Liquor Store	-	-	-	-	-
Massage Establishment ₂	-	-	-	-	-
Media Production	-	AU	AU	P	-
Pawn Shop	-	-	-	-	-
Personal Services	CU	P	P	P	-
Printing and Publishing	-	AU	AU	P	-
Recycling Collection Area	-	AU	AU	AU	-
Restaurant	-	P	P	P	-
Retail Sales	-	P	P	P	CU
Tattoo Parlor	-	-	-	-	-
Tobacco Specialty Store	-	-	-	-	-
Small Motion Picture Theater	-	CU	CU	CU	CU
Large Motion Picture Theater ₃	-	CU	CU	CU	CU
Live Performance Theater	-	CU	CU	CU	CU
e. CIVIC					
Assembly	CU	AU	AU	AU	CU
Conference Center	-	-	CU	CU	CU
Cultural Facilities	CU	P	P	P	CU
Park & Recreation	P	P	P	P	P
Parking Facility	-	AU	AU	AU	CU
Public Agency Facilities	CU	P	P	P	P
Wind Energy	P	P	P	P	P
f. OTHER: AGRICULTURE					
Vegetable Garden	P	P	P	-	P
Urban Farm	P	P	P	P	P
Community Garden	P	P	P	P	P
Green Roof	P	P	P	P	P
Vertical Farm	-	-	-	P	P
f. OTHER: AUTOMOTIVE					
Automobile Repair (Minor)	-	AU	AU	AU	-
Automobile Repair (Major)	-	CU	CU	CU	-
Drive-Through Facility	-	CU	CU	CU	-
Gas Station	-	CU	CU	CU	-
Taxi Company	-	AU	AU	AU	-
f. OTHER: CIVIL SUPPORT					
Fire Station	CU	P	P	P	P
Hospital	-	CU	CU	CU	CU
Medical/Dental Clinic	-	AU	AU	AU	CU
Mortuary	-	AU	AU	AU	-
Police Station	CU	P	P	P	P
f. OTHER: EDUCATION					
Day Care Center	CU	P	P	P	CU
Day Care Home	P	AU	AU	AU	-
Educational Facilities	-	AU	AU	AU	CU
Vocational School	-	AU	AU	AU	CU
f. OTHER: LIGHT INDUSTRIAL					
Research and Development	-	-	P	-	-
Wholesale	-	-	P	-	-
Manufacturing/Assembly of Clothing	-	-	P	-	-
Woodworking Shop	-	-	P	-	-
Light Manufacturing	-	-	P	-	-

(-) = NOT PERMITTED

(AU) = ADMINISTRATIVE USE PERMIT

(P) = BY RIGHT

(CU) = CONDITIONAL USE PERMIT

1 - For properties located within the Commercial Overlay zone, Residential units are not permitted on the ground floor.

2 - Massage Establishments are only permitted where mandated by State law.

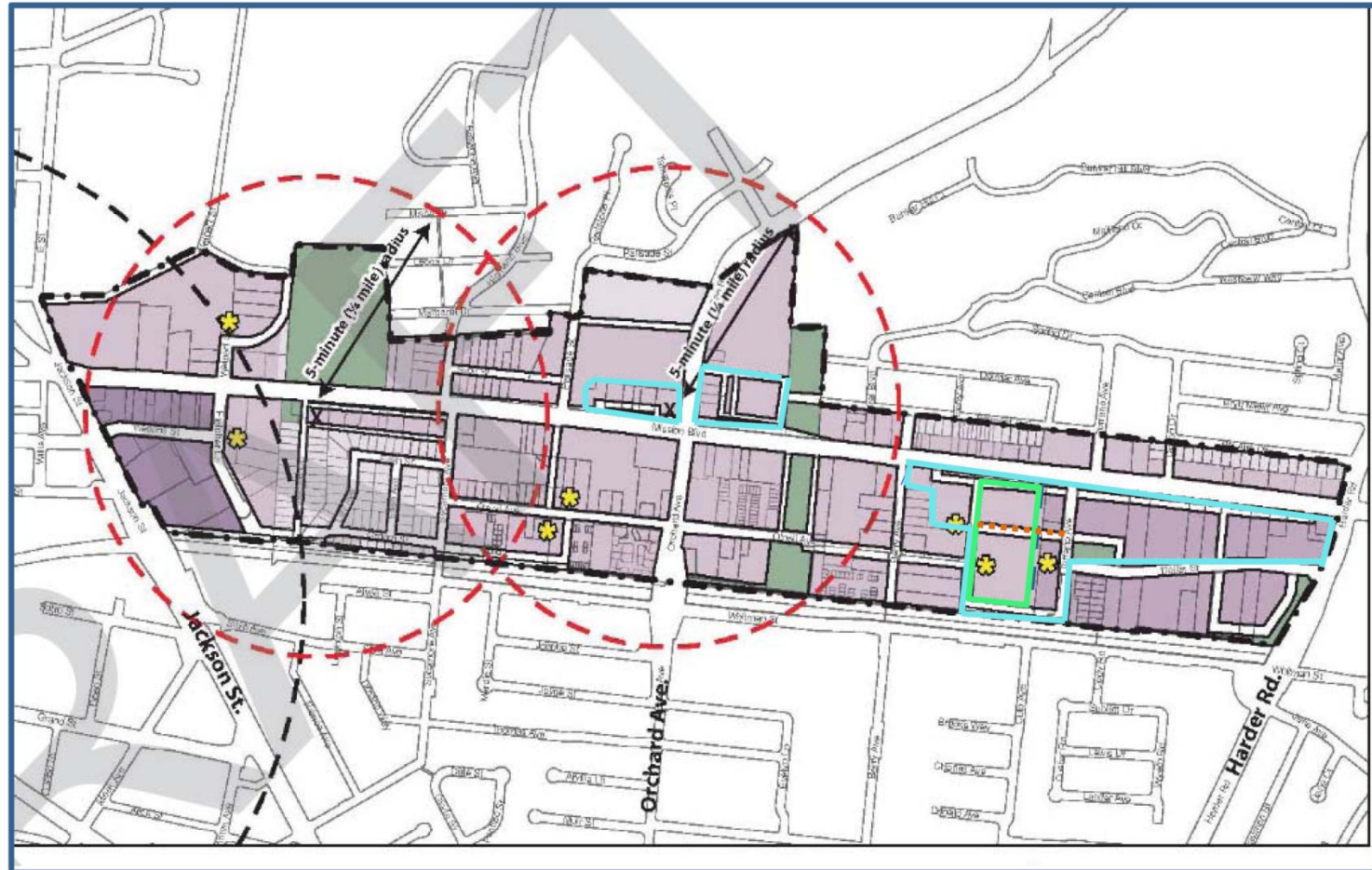
3 - An application for Conditional Use Permit for a Large Motion Picture Theater shall be accompanied by a study acceptable to the Planning Director documenting the absence of negative impact upon the downtown of the opening of another Large Motion Picture Theater.



Changes to Regulating Plan

Regulating Plan - Proposed Changes

Attachment II



Commercial
Overlay

Change T4-1 to T4-2

Street Optional

